



# 7174 Sunnybrae Canoe Point Road Tappen British Columbia

\$1,699,900

Custom built waterfront home & detached cabin on .45 acres with approx. 100 ft of shoreline! Situated on the breathtaking shores of Bastion Bay, this turn-key property is a mere 10-minute boat ride to Sicamous for groceries, pharmacy, restaurants, bank, and liquor stores. The main 3 bed/3.5 bath home boasts vaulted ceilings accented with masterfully crafted windows offering expansive views of Shuswap Lake from Sicamous all the way up to the narrows. The open-concept living/dining/kitchen area of the main home features granite countertops, engineered hardwood floors, soft-close cabinetry, and a cozy WETT certified wood-burning stove. The large primary bedroom features deck access, a walk-in closet and a 4-piece ensuite. Outside, the large L-shaped deck with a covered BBQ area is perfect for entertaining. Downstairs, the recreation room with a wet bar, 2 full baths, and 2 large beds provides a perfect guest retreat. The property includes a 36 x 10 copper island dock, 2 buoys, and pristine waters for swimming and recreation, plus a spacious hot tub. Admire the beautiful landscaping on your way up to the detached 18 x 26 garage for all your toys complete with power. The 2 bed/2 bath/1,109 sqft lake view cabin offers 2 large decks, an open-concept living room/kitchen and in suite laundry making it the perfect haven for teenagers and extra family & friends alike. Accessible year-round via Sunnybrae-Canoe Point Rd, this rare find on the Shuswap is turnkey ready for your enjoyment. (id:6769)

Listing Presented By:



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- Loft 35'3" x 18'2"
- Utility room 49'11" x 12'6"
- 3pc Ensuite bath 10'2" x 6'5"
- Bedroom 17'1" x 13'1"
- Recreation room 21'2" x 17'10"
- 4pc Bathroom 4'11" x 10'1"
- Bedroom 9'7" x 14'
- Other 5'0" x 14'
- Foyer 10'3" x 9'2"
- 2pc Bathroom 9'10" x 5'
- 4pc Ensuite bath 10'1" x 8'8"
- Primary Bedroom 15'7" x 15'4"
- Living room 20'7" x 18'
- Dining room 17'3" x 12'11"
- Kitchen 14'5" x 8'11"
- Bedroom 15'0" x 12'0"

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Pantry 5'1" x 8'8"

Full bathroom 7'2" x 11'

Laundry room 8'7" x 8'8"